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Renovation Work in the Apartment

The owner of the apartment is responsible for maintaining their apartment and any associated areas, including any maintenance areas, at their own expense. Provisions regarding your responsibilities can be found in § 5 of the bylaws.

You decide when and what needs to be addressed, but with the limitation specified in Chapter 7, § 7 of the Swedish Housing Cooperative Act, which states:

"The owner may not, without the approval of the board, perform any of the following actions in the apartment:

- (1) Make any alterations to a load-bearing structure,
- (2) Modify existing plumbing for sewage, heating, gas, or water,
- (3) Install or alter a ventilation system,
- (4) Install or make any changes that affect fire protection, or
- (5) Make any other significant changes to the apartment."

You are also responsible for any actions "inherited" from previous owners of the apartment, such as repairs, alterations, maintenance, and installations they have made. Refer to the bylaws for more information.

Keep in Mind - Approval Required

Before undertaking anything beyond painting, wallpapering, replacing flooring, kitchen cabinets, wardrobes, interior doors, and similar tasks, you must first seek approval from the board. No work may begin before written approval from the board has been granted.

A form to apply for permission to modify the apartment or maintenance area is available on the association's website, matrosen.se. Download, print, and fill out the form. Then submit it to the association's mailbox at the Blue House. The form is also available from the board.

All modifications must be carried out in a professional manner.

Order and Cleanliness

You are required to ensure everything necessary is done to maintain health, order, and good condition within the property. You must also ensure that craftsmen and others performing work on your behalf comply with this. See § 10 of the bylaws.

Noise Disturbances

Our buildings are constructed with concrete blocks in the walls, floors, and ceilings. Sound easily travels to all apartments through the concrete.

Noisy work (such as drilling) is only allowed during the following hours:

- Weekdays: 08:00 – 19:00



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- Saturdays and Sundays: 10:00 – 17:00

No noisy work is permitted on other public holidays.

Always inform your neighbors before starting any work that may cause disturbances.

Debris

Debris from demolition must not be stored outside the apartment and must be promptly removed.

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